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## Description

Robert Luff & Co are delighted to welcome to the market this well presented studio apartment with private garden. Located just a short walk from Lancing Village this property offers access to good local transport links including Lancing Mainline train station as well as local shops, cafes and eateries. Internally this property offers a good size studio room, storage, separate kitchen and bathroom and occupies a small purpose built block of four flats whilst externally offers a garden and ample on street parking.



## Key Features

- First Floor Studio Apartment
- Separate Kitchen
- Ideal First Time Buy Or Investment
- Well Presented Throughout
- Council Tax Band - A
- Private Rear Garden
- Close To Lancing Mainline Train Station
- Low Outgoings
- EPC Rating - C



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#### Front Door

accesses via entry system, leading to:

#### Communal Entrance Hall

Stairs leading up

#### Front Door

To:

#### Living Space

**5.08m x 3.96m (16'08 x 13'00)**

Downlight, south facing double glazed window, built in cupboard housing electric meter, radiator, shelving

#### Kitchen

**2.57m x 1.75m (8'05 x 5'09)**

Space for fridge/freezer part tiled, dual aspect double glazed windows, work surface incorporating 1.5 bowl stainless steel sink unit with drainer and mixer tap, downlight, hob, boiler cupboard with storage space



#### Bathroom

**1.78m x 1.65m (5'10m x 5'05)**

Part tiled, panelled enclosed bath with hand rails, wash hand basin, pull chain flush w/c, downlight, mirror fronted cupboard, hanging rail, frosted double glazed window,

#### Storage Area

Plumbing for washing machine, shelving, hanging space

#### Outside

#### Rear Garden

Mainly laid to lawn enclosed by fencing.

#### Agent Notes

The seller has informed us that there are 92 years remaining on the lease and that they contribute £184.28PA towards the maintenance and ground rent

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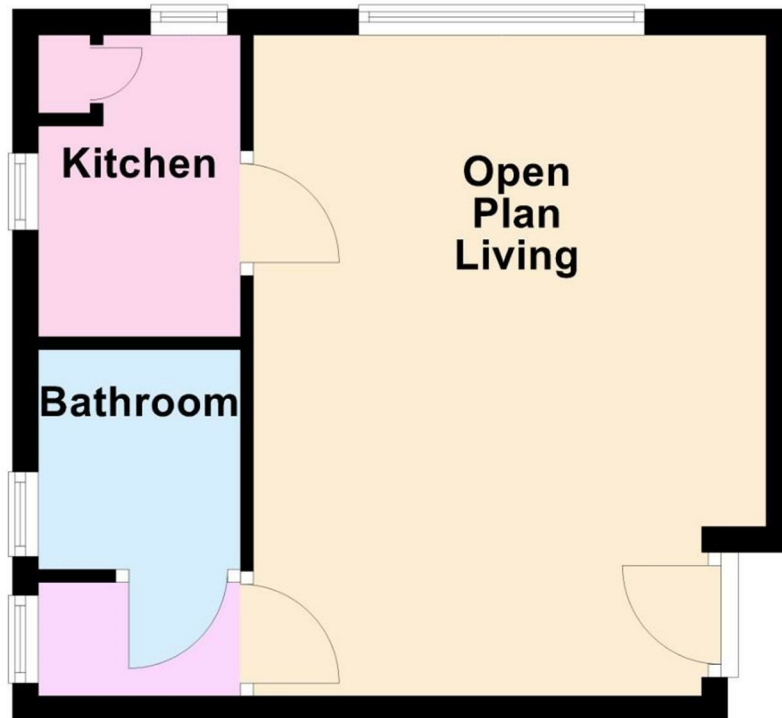
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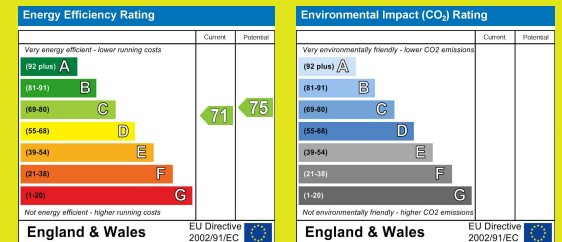
## Floor Plan Middle Road

### Floor Plan

Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 28.0 sq. metres (301.2 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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